

HUNTERS[®]

HERE TO GET *you* THERE



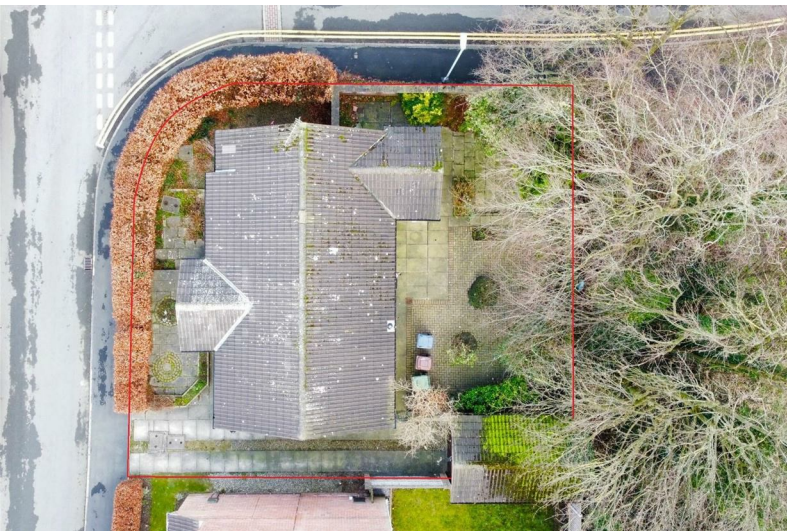
Plane Tree Avenue

Leeds, West Yorkshrie, LS17 8UB

Offers Over £310,000



Council Tax: D



26 Plane Tree Avenue

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Porch

8'8" (max) - 4'9" (max) (2.64m (max) - 1.45m (max))
Tiled floor and radiator.

Entrnaace Hall

4'9" (max) - 3'6" (max) (1.45m (max) - 1.07m (max))
Radiator.

Lounge

21'6" (max) - 12'0" (max) (6.55m (max) - 3.66m (max))
Gas fire with surround, radiator and bay window overlooking the front gardens.

Dining Room

12'7" (max) - 9'6" (max) (3.84m (max) - 2.90m (max))
Radiator and sliding doors to the rear garden.

Kitchen Breakfast Room

15'9" (max) - 8'11" (max) (4.80m (max) - 2.72m (max))
Double oven with gas hob and extractor over, stainless steel sink with drainer, tiled splash back, radiator, built in storage housing boiler, door to the rear and a range of wall and base units.

Landing

5'9" (max) - 3'0" (max) (1.75m (max) - 0.91m (max))
Airing cupboard housing the hot water tank.

Master Bedroom

15'0" (max) - 10'2" (max) (4.57m (max) - 3.10m (max))
Radiator and built in wardrobes.

Bedroom Two

11'10" (max) - 9'6" (max) (3.61m (max) - 2.90m (max))
Radiator and built in wardrobes.

Shower Room

6'6" (max) - 5'6" (max) (1.98m (max) - 1.68m (max))
Fully tiled walls and floor. Shower cubicle with glass enclosure, wash hand basin with pedestal under, radiator and w/c.

Front Garden

Mature hedges with paved areas, flower beds, plants and shrubs.

Driveway

With parking for at least one vehicle.

Detached Garage

Up and over garage door.

Rear Garden

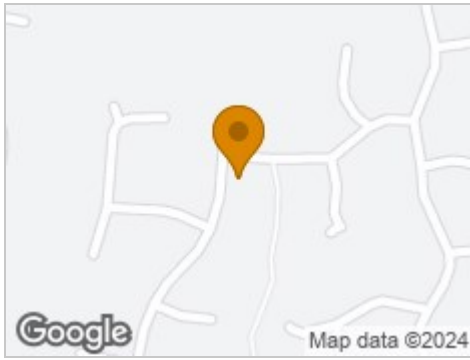
Mainly paved areas with flower beds, bushes, plants, shrubs and trees.

EXCELLENT DOWNSIZER OPPORTUNITY - DETACHED BUNGALOW – TWO DOUBLE BEDROOMS – THREE RECEPTION ROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – LARGER THAN AVERAGE CORNER PLOT – NO CHAIN

A superb opportunity for downsizers, first time buyers or anyone looking for spacious home, this two bedroom detached bungalow which although it does need some modernisation, has fantastic potential. Located just off Shadwell Lane, the property is close to schools, parks, shops, bars, restaurants, pubs and other great amenities in the area. There are gardens to the front and rear, a detached garage and a driveway externally. Internally it briefly comprises; porch, entrance hall, lounge, dining room, kitchen breakfast room, landing, two double bedrooms and a house bathroom. Energy Rating - D



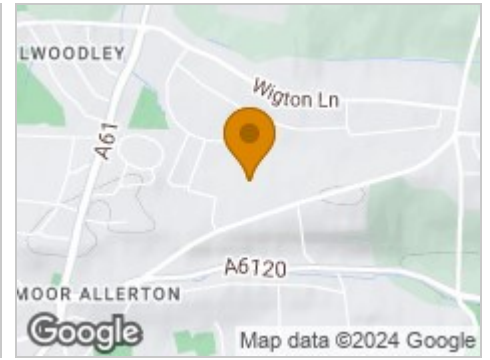
Road Map



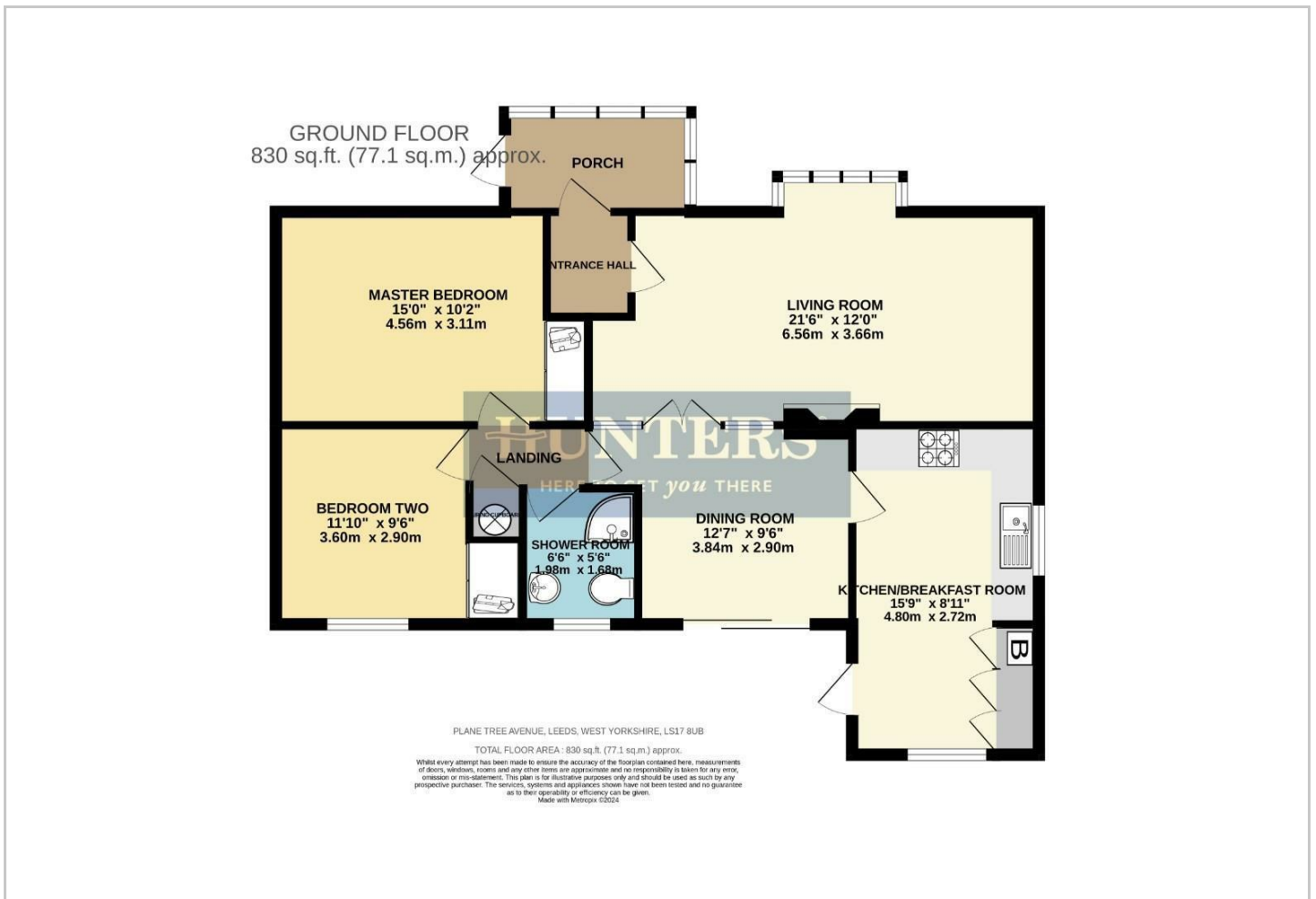
Hybrid Map



Terrain Map



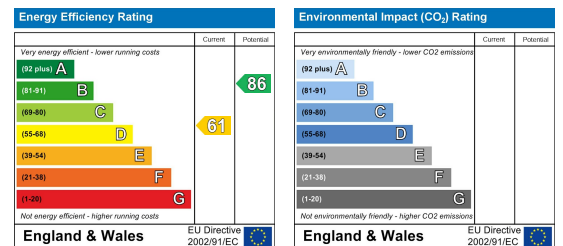
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.